



VANTIS

COMMERCIAL REAL ESTATE



**For Sale: Retail/Office
Building/Multi-Family**

101 & 103 S. Main Avenue
Hartford, SD 57033

OFFERING MEMORANDUM

Amy Ibis
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Scott Van Ginkel
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For Sale

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101 & 103 S. Main Avenue
Hartford, SD 57033

Property Features

Sale Price:	\$255,000
Building Size:	4,750 +/- SF total
101 S. Main Avenue	2,950 +/- SF total
Main Floor	1,250 +/- SF
Upper Floor	1,250 +/- SF
Garage	450 +/- SF
103 S. Main Avenue	1,800 +/- SF total
Main Floor	1,800 +/- SF
Lot Size:	6,604 +/- SF
Zoning:	Commercial
Year Built:	1900

Highlights

- Parking along street with 44' of Main Avenue frontage, and double stall attached garage
- Prime location located in downtown Hartford at the intersection of Main Avenue and 1st Street
- Possible use could serve medical, office or retail opportunities
- Opportunity for multifamily redevelopment in 101 S. Main Avenue upper level



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Aerial
Photo

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Site Plan



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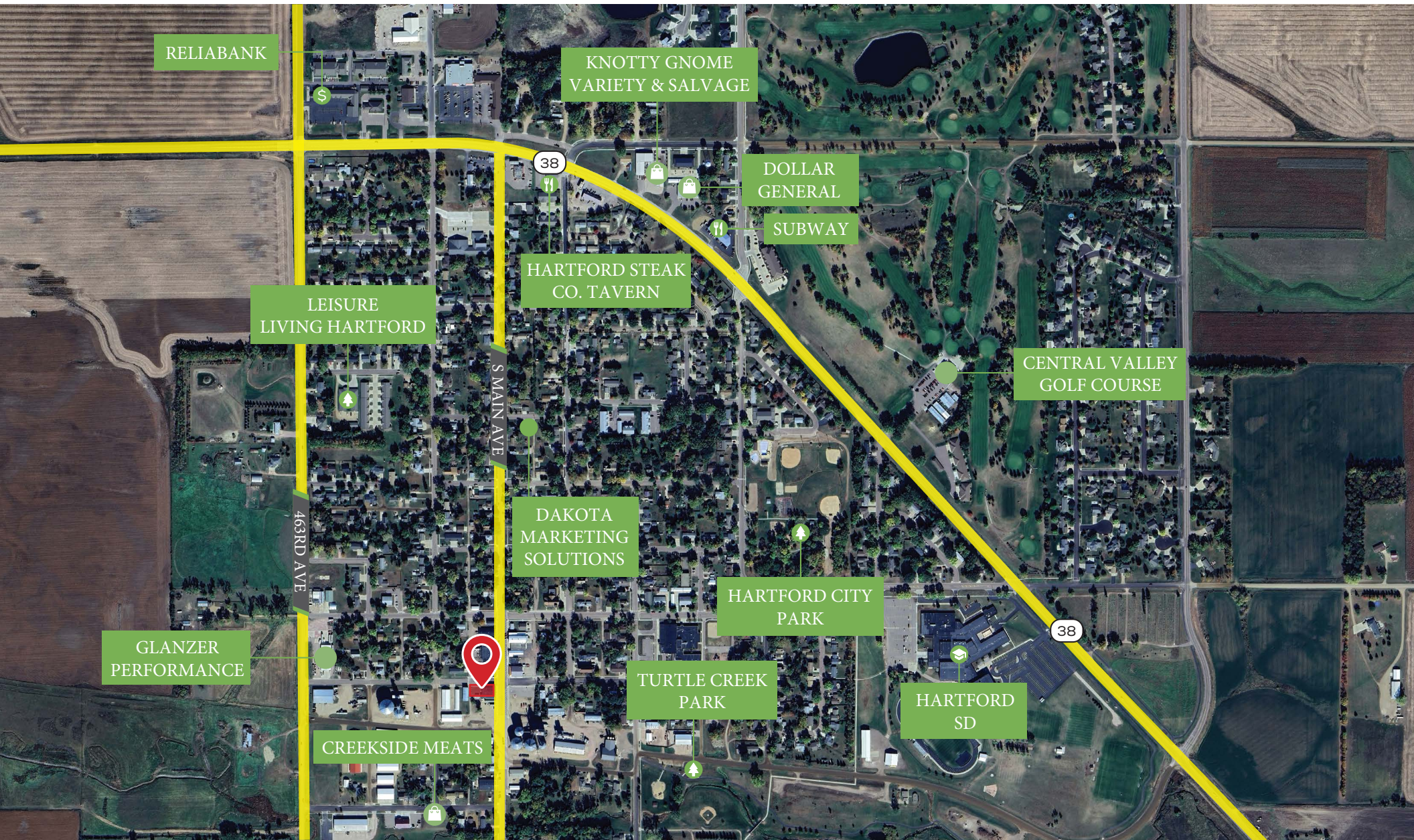
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Market Overview Map

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